

TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

2022 JUN -7 PM 1:45



RECEIVED

ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 3693

DECISION Special Permit Under ENVIRONMENTAL DESIGN REVIEW

Applicant: Nelly Mayorga, 89 Alpine Street, Arlington, MA 02476
Property Address: 89 Alpine Street, Arlington, MA 02476

Hearing Dates: May 16, 2022
Date of Decision: May 16, 2022

20 Day Appeal Period Ends: June 27, 2022

Members
Approved

Everett B. Benson
[Signature]
Rachel J. Zember
Shirley R. O'Connell

Opposed

Town Clerk's Certification

Date



TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

2022 JUN -7 PM 1:45

RECEIVED

Arlington Redevelopment Board

730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE REDEVELOPMENT BOARD

Environmental Design Review Special Permit Docket #3693

89 Alpine Street, Arlington, MA 02476

Nelly Mayorga

May 16, 2022

This Decision applies to an application filed on March 4, 2022, by Nelly Mayorga, 89 Alpine Street, Arlington, MA to add an accessory use at 89 Alpine Street, Arlington, MA. The project requires a special permit to allow the accessory use of a family child care facility for no more than ten (10) children in the R1 Single-Family District. The Special Permit is to allow the Board to review and approve the accessory use under Section 3.3, Special Permit, and Section 3.4, Environmental Design Review.

A public hearing was held on May 16, 2022. The public hearing was closed on May 16, 2022.

VOTE: The ARB voted (4-0) to approve Docket #3693 on May 16, 2022.

The Application for EDR Special Permit was submitted for consideration of this Decision.

The following criteria have been met, per Section 3.3 of the Arlington Zoning Bylaw:

1. A family child care facility is allowed as an accessory use in the R1 Single-Family District. The Single-Family District is intended for residential uses and other uses that do not detract from the single-family residential character of those neighborhoods.
2. The Massachusetts Department of Early Education and Care renewed the applicant's license to operate a family child care facility at this location on February 5, 2021. In-home family child care, where one person cares for a small number of children in the comfort of their home, is an attractive child care option for many families because of its home-based nature. Providers offer families care in a setting similar to what children are used to in their own home. Because family child care facilities are typically located in residential neighborhoods, many families choose providers in their own neighborhoods, which provides an added convenience. This use is appropriately located in a residential district.

10. EDR-10 Heritage

The building at 89 Alpine Street is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*.

11. EDR-11 Microclimate

This use will not impact the microclimate.

12. EDR-12 Sustainable Building and Site Design

This use will not make changes to the existing building.

The Redevelopment Board made the following findings upon approval:

1. The ARB finds that the nature of the accessory use of a family child care facility is in the public interest.
2. The ARB finds that the family child care use facility is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw and meets the requirements of Section 3.3 for a Special Permit

The project must adhere to the following general conditions:

1. Any substantial or material deviation from the approved use is subject to the prior written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions, or modify these conditions as it deems appropriate to protect the public interest and welfare.

The project must adhere to the following special condition:

1. The applicant must maintain their regular family child care license with the Commonwealth of Massachusetts Department of Early Education and Care.